

City Council  
Atlanta, Georgia

**07-0 -0383**

AN ORDINANCE  
BY: ZONING COMMITTEE

**Z-07-10**  
Date Filed: 1-10-07

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **421 Connell Avenue, S.E.**, be changed from RG-2 (Residential General-Sector 2) District to the MR-3 (Multifamily Residential) District, to wit:

ALL THAT TRACT or parcel of land lying and being Land Lot 92. 14<sup>th</sup> District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

Exhibit "A"

⑥

307-10

PARCEL I:

All that tract or parcel of land lying and being in Land Lot 92 of the 14th District of Fulton County, Georgia, being more particularly described as follows:

BEGINNING at a point on the southeast line of the right-of-way of Cleveland Circle (a 50-foot right-of-way) a distance of 400 feet westerly as measured along the southeast line of said right-of-way from the intersection formed by the southeast line of said right-of-way with the west line of the right-of-way of Beeler Drive (a 50-foot right-of-way) if said right-of-way lines were extended to form an angle instead of a curve; running thence south 18 degrees 21 minutes 30 seconds east a distance of 294.5 feet to an iron pin; running thence north 71 degrees 6 minutes east a distance of 100 feet to an iron pin found; running thence south 15 degrees 49 minutes east a distance of 96.1 feet to an iron pin found; running thence south 17 degrees 57 minutes east a distance of 199.6 feet to an iron pin found on the northwest line of the right-of-way of Connell Avenue (a 50-foot right-of-way); running thence south 72 degrees 9 minutes west along the northwest line of said right-of-way of Connell Avenue a distance of 300.6 feet to an iron pin found; running thence north 16 degrees 56 minutes 30 seconds west a distance of 299.6 feet to an iron pin found; running thence south 72 degrees 13 minutes 30 seconds west a distance of 200.8 feet to an iron pin found on the east line of said right-of-way of Cleveland Circle; running thence northerly and northeasterly along the east and southeast line of said right-of-way of Cleveland Circle, and following the curvature thereof, a distance of 560.7 feet to the POINT OF BEGINNING; being designated "4.25 acres" on the blueprint of survey to which reference is made, prepared by A.W. Browning, Registered Land Surveyor, dated February 20, 1969; and

JSD  
KMB

@ Jm

RECEIVED

JUL 13 2004

Bureau of  
Planning